

Student Residential Development Opportunity being sold on behalf of Patrick Lannagan & Julien Irving Joint Administrators for Mount Group Student Natex Limited.

NATEX

ISLINGTON
LIVERPOOL L3 8LH

STUDENT RESIDENTIAL DEVELOPMENT OPPORTUNITY

INTRODUCTION

JLL and Wignall Brownlow are instructed by Patrick Lannagan & Julien Irving Joint Administrators for Mount Group Student Natex Limited to invite Expressions of Interest in respect of the PBSA development known as Natex, Islington, L3 8HL.

NATEX



LIVERPOOL SCHOOL OF TROPICAL MEDICINE

LIVERPOOL METROPOLITAN CATHEDRAL

LIVERPOOL LIME STREET STATION

CALICO STUDENT LIVING

UNIVERSITY OF LIVERPOOL

THE EDGE STUDENT ACCOMMODATION

LIVERPOOL CATHEDRAL

O2 ACADEMY LIVERPOOL

LIVERPOOL EMPIRE

NATEX



NORTON ST

ISLINGTON

NATEX

ISLINGTON LIVERPOOL L3 8LH

NATEX



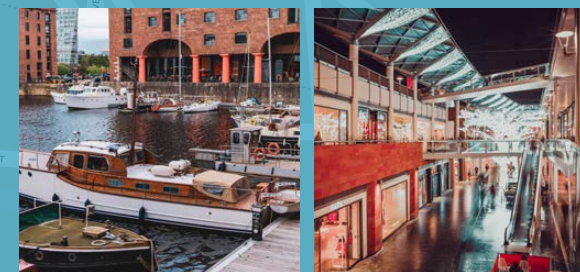
SITUATION

Excellent location walking distance from Liverpool City Centre within close proximity to The Royal Liverpool University Hospital and the University of Liverpool. Liverpool Lime Street Train Station is just 300m to the south of the site.

Liverpool offers a city centre popular with students given the 4 universities, excellent nightlife and abundance of places to eat & shop.

Natex is ideally located to benefit from this demand given its walking distance from the Universities, Liverpool Lime Street and the Waterfront.

The site is situated at the corner of Islington, Norton St & Fraser Street with the main entrance to the development proposed to front Islington.





CONNECTIVITY

The city is well located to benefit from the North West motorway network being at the western extreme of the M62 transpennine motorway, with junction 4 of the M6 motorway 5 miles to the east. The M57 and M58 motorways also service the city, whilst two road tunnels connect the Wirral at Wallasey and Birkenhead, bringing a large portion of the population of North West Cheshire and North Wales within two hours.

Liverpool John Lennon Airport is a hub for Europe's two largest low-cost airlines – Easyjet and Ryanair making it the 14th busiest airport in the United Kingdom. It offers regular scheduled services to 64 domestic and European destinations, with over 5,000,000 passengers passing through the airport in 2019, up from 3,986,654 in 2014.



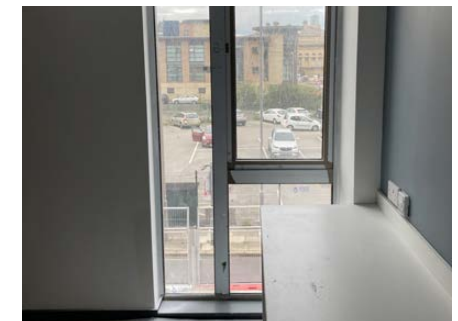
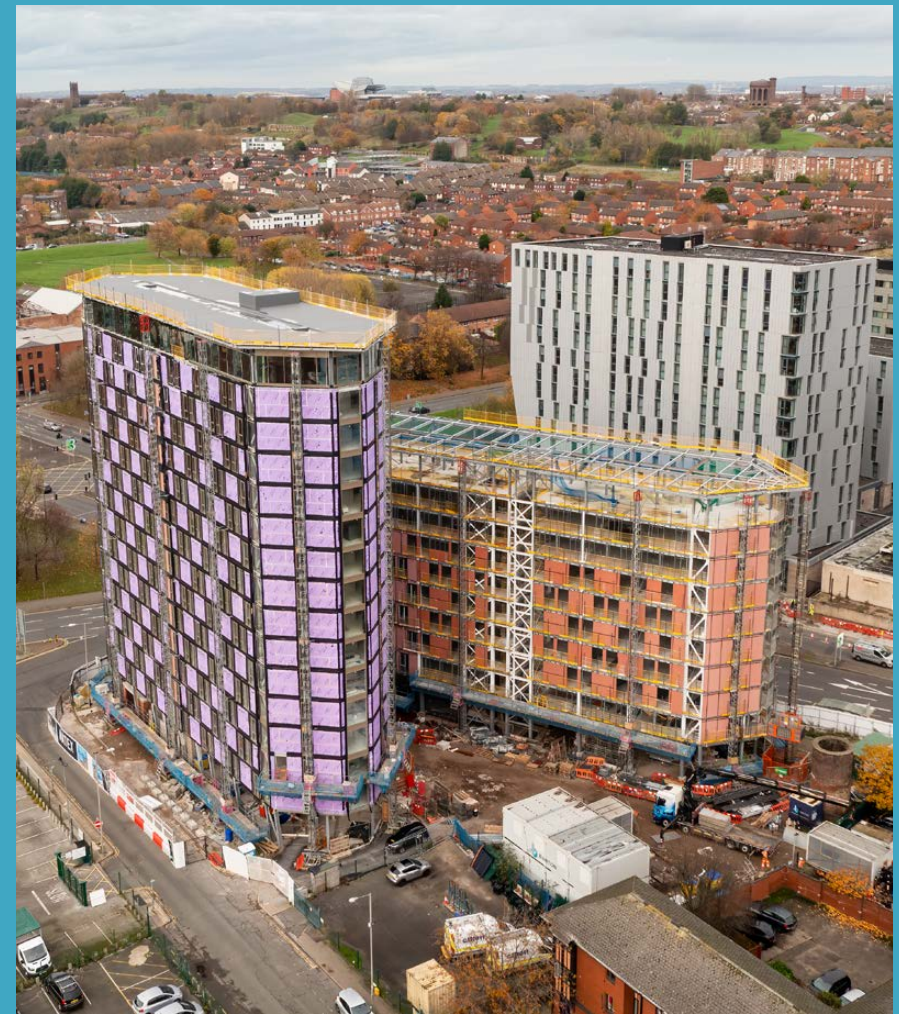
DESCRIPTION

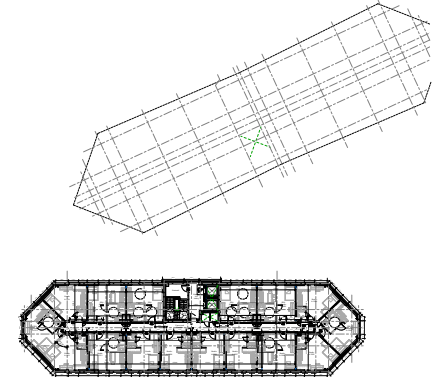
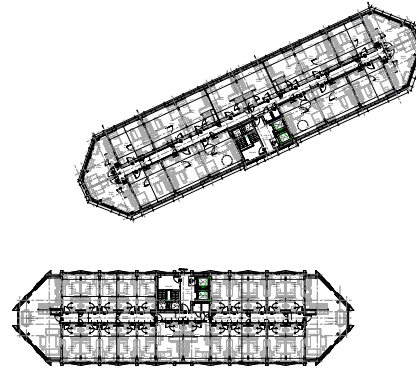
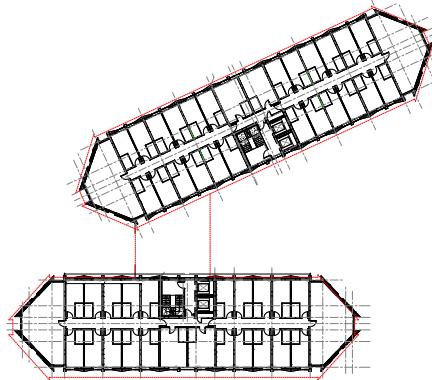
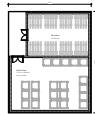
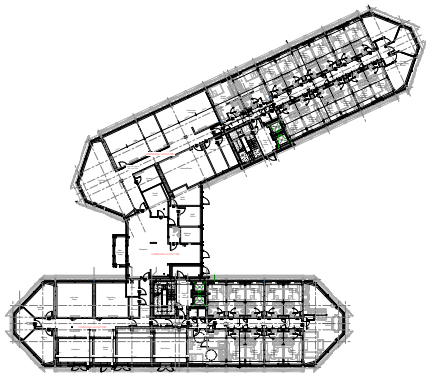
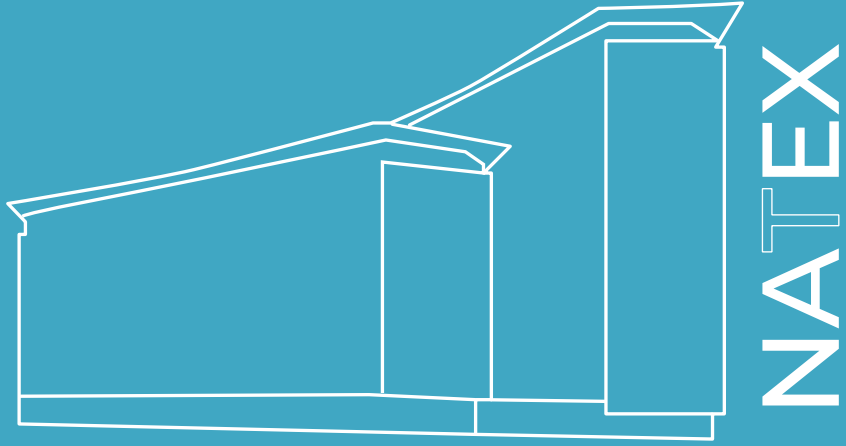
The property comprises a student residential development site extending to approximately 0.9 acres, with existing planning consent to continue building the remaining structures of the two residential blocks between 10 and 16 storeys, comprising 127 units (including 81 studios, 46 clusters to provide 574 bedspaces).

At ground floor, the 2 blocks are linked via a central reception area along with communal facilities including;

- Gaming Den
- Study Area
- Co-working lounge
- Residents Lounge
- Laundry
- Cinema / Studio
- Staff office & WC

	Studios		Cluster Flats		Total No. of Units
	Block A	Block B	Block A	Block B	
	1	2	1	1	5
	2	2	2	2	8
	2	2	2	2	8
	2	2	2	2	8
	2	2	2	2	8
	2	2	2	2	8
	2	2	2	2	8
	2	2	2	2	8
	2	2	2	2	8
	2	18	2	0	22
	2	0	2	0	4
	2	0	2	0	4
	2	0	2	0	4
	2	0	2	0	4
	2	0	2	0	4
	16	0	0	0	16
	45	36	29	17	127
	81		46		127





GROUND FLOOR

TYPICAL FLOOR PLANS (1-8)

NINTH FLOOR

FIFTHTEENTH FLOOR

EXISTING WORKS

Barton PM Limited, part of Barton Group Services Limited, have been acting as the Management Contractor for the developer since February 2019.

Bartons have provided a background to the schemes progress to date and an overview of the works required to see the completion of the scheme. Access to this report will be shared with interested parties.

BLOCK A WEST ELEVATION



BLOCK A/B SOUTH WEST ELEVATIONS



BLOCK B EASTERN ELEVATION



PLANNING

Full planning consent was received under Ref: 16F/0235 in August 2018 "To erect two blocks of student accommodation in two blocks of 10 and 16 storeys, including erection of cycle and bin store (566 beds in total) with ground floor commercial units."

A section 73 application (Ref: 19F/0294) was subsequently submitted in January 2019 "To vary conditions 2 and 18 attached to 16F/0235, to erect two blocks of student accommodation of 10 and 16 storeys, so as to make a number of external and internal alterations (Condt 2) and to vary date for submission of information (Condt 18)."

We understand this has been Approved Subject to Legal Agreement.

Further details are available via the Liverpool City Council planning portal. Interested parties are encouraged to make their own investigations regarding the planning status.

OFFERS AND EXPRESSIONS OF INTEREST

We are inviting expressions of interest before formally requesting offers.

Details regarding offer requirements will be circulated to those parties which have expressed interest.

ADDITIONAL INFORMATION

Additional information is available via a dataroom, access can be arranged via the joint agents.

CONTACTS



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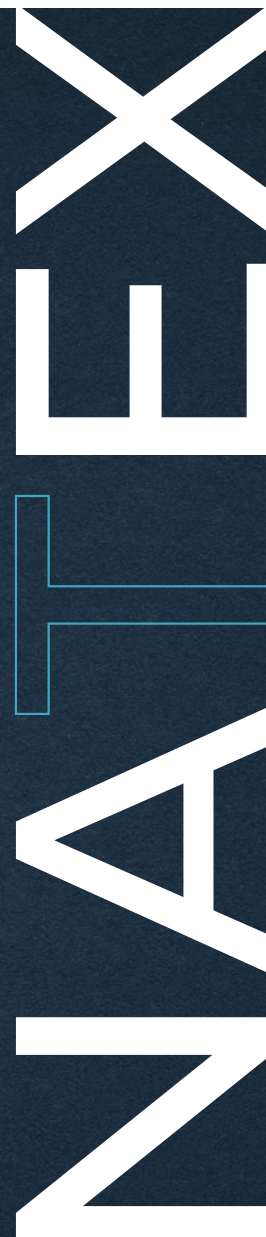


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